



# COMMONWEALTH of VIRGINIA

DAVID S. EKERN, P.E.  
COMMISSIONER

## DEPARTMENT OF TRANSPORTATION

14685 Avion Parkway  
Chantilly, VA 20151  
(703) 383-VDOT (8368)



February 16, 2007

Mr. John Merrithew  
County of Loudoun  
Department of Planning  
1 Harrison Street, S.E.  
P.O. Box 7000  
Leesburg, Virginia 20177-7000

Re: Stone Ridge Commercial  
(1<sup>st</sup> Submission)  
Loudoun County Application Number ZMAP 2006-0011 and ZCPA 2006-0003

Dear Mr. Merrithew:

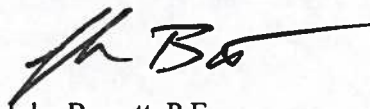
We have reviewed the above noted application as requested in your August 4, 2006 transmittal. We offer the following comments:

1. Please provide draft proffers for review.
2. Applicant should dedicate right of way and construct Route 50 improvements consistent with one-half of the ultimate typical section (R6M) as specified in the Loudoun *Countywide Transportation Plan (CTP)* to a point to where they tie-in with other compatible, proffered improvements (either by this developer or by others).
3. Applicant should dedicate right of way and construct Relocated Route 659 and the West Spine Road and Tall Cedars Parkway per the ultimate conditions as specified in the *CTP* through at least the limits of Stone Ridge property and preferably to a point to where they tie-in with other compatible, proffered improvements (either by this developer or by others).
4. The applicant should provide a pro-rata monetary contribution to be applied towards area transportation improvements.
5. Please clearly label Relocated Route 659 as such on the plan sheets.

6. Dimension distance from Realigned Millstream Drive/Relocated Route 659 intersection to the closest intersections to the north and south. Ensure adequate crossover spacing on Relocated Route 659 as identified in the *CTP*.
7. **The Traffic Impact study (TIA) needs to be revised to include a "Recommendations" Section. A complete and thorough review cannot be conducted until this aspect of the TIA is completed. Receipt of this information may generate additional comments.**
8. All traffic signals and signal modifications costs associated with this application are to be borne by the applicant. Verbiage to this effect should be included in the proffers.
9. Have designs been submitted/approved for the ultimate planned interchanges at Route 50/West Spine Road and at Route 50/659 Relocated?
10. Related to comment # 9: This applicant should dedicate any necessary right of way and provide monetary contribution towards design/construction of the cited interchanges.
11. The north-south traffic volume on Gum Springs Road, Route 659 is significant. This roadway should not be abandoned or terminated or realigned until an adequate replacement facility is in place. There is a note on sheet 8 of 10 that we recommend be directly incorporated into the proffers for this application.
12. We recommend Transportation Demand Management (TDM) measures be incorporated into the proffers for the office portion of this application.
13. Provide typical sections for Millstream Drive and Canary Grass Drive.
14. Please see the attached e-mail dated Friday, September 29, 2006 from Ms. Tina Ho of VDOT's Traffic Engineering Section.
15. Please see the attached e-mail dated Friday, September 15, 2006 from Mr. Cina Dabestani of VDOT's Transportation Planning Section.
16. Please see the attached e-mail dated Monday, August 28, 2006 from Robert McDonald, P. E. of VDOT's Transportation Planning Section

If you have any questions, please call me at (703) 383-2061.

Sincerely,



John Bassett, P.E.  
Transportation Engineer

Attachments

cc: Mr. Sam Allaire

**From:** Ho, Tien-Jung (Tina), P.E.  
**Sent:** Friday, September 29, 2006 3:07 PM  
**To:** Bassett, John  
**Cc:** Suliman, Kamal S.; VanPoole, Thomas B., P.E.  
**Subject:** Stone Ridge Commercial, Rte 50/Gum Spring Rd, Plan#ZMAP 2006-001/ZCPA 2006-0003, TE#6492

Dear Mr. Bassett:

TE has received the TIA for the subject location. TE provides the following comments:

1. Be specific on transportation improvements proffered by whom and the year.
2. Transportation improvements can not be included unless those improvements have been programmed.
3. Provide LOS and delay summary tables for each lane group
4. Provide build-out years, trip distribution, and traffic assignment in summary tables for each other developments
5. Need to show how traffic volumes redistributed due to roadway connections.
6. 1% of growth rate seems too low.
7. Internal trip and pass-by trip reductions need to follow the guidelines in VDOT's Land Development Manual.
8. Need to show the impacts of proposed modifications to regional roads
9. Show the distance in-between intersections
10. Show site trip distribution and site trip assignment in figures
11. The developer is responsible for the improvements at site entrances, surrounding intersections and roadways due to the impacts from site traffic.
12. Provide queuing analyses. Queuing analyses need to show if the queues will exceed the existing or the proposed turn lane and also needs to address blocking situation.
13. For signalized intersection analysis, the minimum acceptable level of service criteria shall be applied to each lane group.
14. If the analysis indicates that unsatisfactory levels of service will occur on study area roadways, improvements must be recommended to remedy deficiencies.
15. Provide a response letter

Let me know if you have any questions.

Tien-Jung "Tina" Ho, P.E.  
Senior Transportation Engineer  
VDOT-Northern Operations Region  
Traffic Engineering Section  
14685 Avion Parkway, Suite 210  
Chantilly, VA 20151-1104  
Phone: 703-383-2416  
Fax: 703-383-2410  
Email: [Tien-Jung.Ho@VDOT.Virginia.gov](mailto:Tien-Jung.Ho@VDOT.Virginia.gov)

From: Dabestani, Cina  
Sent: Friday, September 15, 2006 9:57 PM  
To: Bassett, John  
Cc: Llana, Claudia, P.E.  
Subject: Stone Ridge Commercial TIA - comments

John:

Thank you providing TP with the opportunity to comment on this study.

After reviewing the study, TP recommends that methodology exercised to be modified by utilizing regionally accepted transportation model specially given the magnitude of this development (rezoning). In this case, Loudoun County Model is recommended to be the starting point.

The advantages of this recommendation is that it would reduce the support/document needed for many factors assumed in this study. This study has assumed many factors with hardly any support or documentation such as, through trip growth factor and internal trip reduction factor.

Please feel free to contact me directly should you have any questions on the above comments.

Thank you,  
Cina S. Dabestani  
Senior Transportation Engineer  
Transportation Planning  
Northern Virginia Department of Transportation  
703 . 383 . 2215  
Cina.Dabestani@VDOT.Virginia.Gov



**Bassett, John**

**From:** McDonald, Robert, P.E.  
**Sent:** Monday, August 28, 2006 4:52 PM  
**To:** Llana, Claudia, P.E.  
**Cc:** Bassett, John  
**Subject:** FW: Stone Ridge Commercial Development - Rezoning Application and TIA; Loudoun County

Will forward to you in case Cina can review. Some of my concerns (I admit that I have not gone thru the material in detail) to consider as he reviews:

- Is the proposed development generally in the COG Cooperative Forecast?
- Does the traffic analysis make reasonable assumptions as to the origins and destinations of traffic (or does it assume all new residents work within the development and the problems vanish)?
- Does the analysis consider the impact on Fairfax County (improvements to US 50 in Loudoun are fine, but if traffic comes to a halt at the county line, what have we accomplished)?
- Is the analysis reasonable from a technical viewpoint?

No deadline for comments has been given, but Cina should work this project in fairly quickly and give his comments directly to John Bassett. I doubt that Land Development's WAS codes will work for us – he can probably charge time to TP603 (document / study review) since there is no UPC for this work.

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**From:** Bassett, John  
**Sent:** Monday, August 28, 2006 11:06 AM  
**To:** Suliman, Kamal S.; McDonald, Robert, P.E.  
**Cc:** Spriggs, Sylvia A.  
**Subject:** Stone Ridge Commercial Development - Rezoning Application and TIA; Loudoun County

**RE:** Stone Ridge Commercial  
Traffic Impact Analysis (TIA)  
(1<sup>st</sup> Submission)  
ZMAP 2006-0011 and ZCPA 2006-0003

We are forwarding to you for review and comment the above noted TIA. We have also included a copy of the rezoning application plan and Statement of Justification as well as some other pertinent correspondence.

Please return any written comments and/or stamped/marked-up plan copies to the Land Development Sections for dissemination.

If you have any questions or need additional information, please advise.

Time Charge: WAS Activity # 00042

Thank You,

John Bassett  
X-32061